



TAKING CARE OF BUSINESS

DEVELOPER : Capital Airport Group
 MAIN CONSTRUCTION COMPANY : Construction Control
 ARCHITECT : Bates Smart

BB6 - 6 Brindabella Circuit consists of two 6-storey commercial office buildings with glazed curtain wall façades, each with a central atrium space housing three glass lifts and linked via an external canopy roof, providing open plan office spaces, and end-of-trip facilities.

Part of Brindabella Business Park, BB6 – 6 Brindabella Circuit consists of two 6-storey commercial office buildings, North and South and feature stunning curved façades.

“Everything is curved in this build,” said Project Manager for Construction Control, Boris Hahn. “That in itself was a challenge, but it’s also what makes this building so unique and impressive.”

Award-winning architects Bates Smart, were responsible for conceptualising this project, utilising their expertise in creating transformative designs to reflect the way people use and inhabit urban spaces and built environments. “Bates Smart is one of the best in the business and pleasing these guys is not easy – but this building has impressed them,” said Boris.

Each building has a central atrium space housing three glass lifts. The typical layout of each level is open plan office space with a core area housing wet area facilities, mechanical plant space and a service lift.

The north building differs from the south as it has a single level basement car park and end-of-trip facilities on the ground floor. At the northern end of the project is a Central Services Building housing several essential building services for the two office buildings.

Construction commenced in July 2020. “The Capital Airport Group (CAG) launched this project just as COVID-19 struck,” said Boris. “And it has complicated the build all the way along in terms of material and labor shortages.”

“Our focus has always been on careful consideration and planning on all projects, and the forming of close, strategic collaborations with clients, consultants and contractors,” said Boris.

“We have consistently proven that complexity is only a challenge to be overcome. Our team thrives on solving complex problems in construction. This project is the perfect example of our ability to achieve the improbable.”



The company’s reputation for dedicated and methodical services that are focused on each client’s specific needs has grown their list of clients to include Commonwealth, State and Territory Governments, Australia’s top ranked educational institutions, some of Australia’s largest retail centres, publicly listed corporations and privately owned companies.

“The long term relationships we have forged within the Canberra, Sydney and Brisbane business community and government sectors are testament to the excellence of our quality product, our people, client focus and attention to detail,” said Boris.

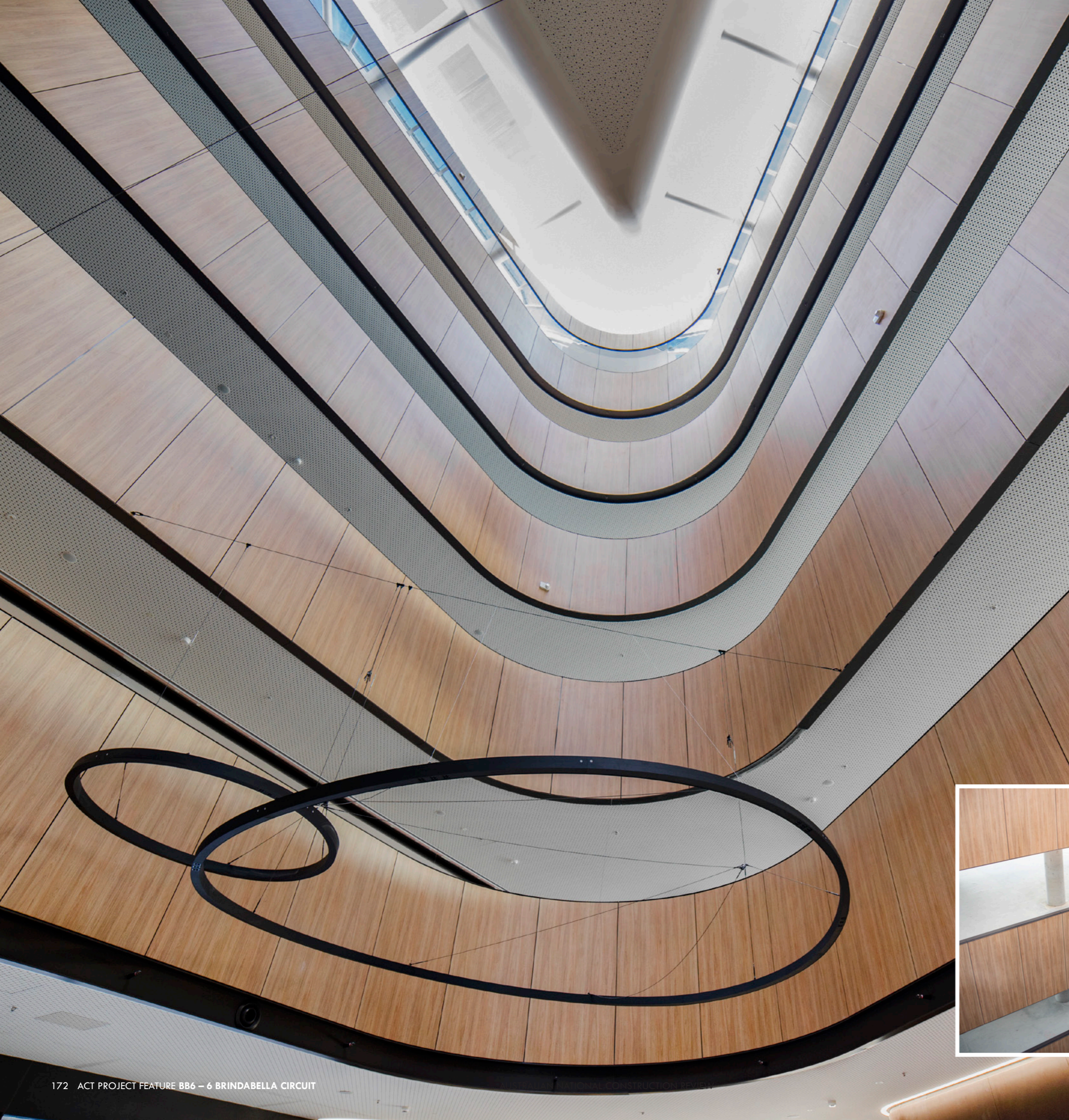
Construction Control is more than just a builder. Their service model is built on strong relationships and collaboration, an approach that defines the Construction Control difference. No matter where you are in the project development cycle, the company can match the service offering to your needs.

The builder was an early adopter of the Early Contractor Involvement (ECI) model of project delivery, supporting clients to work through key feasibility questions and adding value from the beginning of a project.

As a design manager, Construction Control believes outstanding projects are conceived via a collaborative, creative and disciplined design management process. This process establishes a culture of innovation, listening and teamwork. The company also specialises in Fit Out Management and Delivery, as well as refurbishment projects.

Construction Control remains 100% Australian owned and operated, employing construction professionals who are the best and brightest in the game. They deliver projects in the Australian Capital Territory, New South Wales, and Queensland.

For more information contact Construction Control, phone 02 6257 4775, website www.ccontrol.com.au



INTERWEAVING THE PRACTICAL WITH TECHNICAL INNOVATION

Eifer is a team of experimental makers, balancing form and function to build high end architectural features within commercial spaces. They were awarded the special finishes contract for 6 Brindabella Circuit in the Australian Capitol Territory.

“This project is very much a portfolio piece,” said Eifer Director, Jackson Roberts. “Every item is challenging to create in terms of its intricacies in the way it interfaces with the other finishes. But that’s also what makes the finished product stunning.”

Eifer created the complex work around the central atrium which involves curved glass, mirrored Rimex and 20mm thick solid aluminium reveals. There are many other curved finishes made of timber veneer and rolled solid aluminium pieces. Eifer also completed the structural café awnings.

The solid aluminium work features a custom die developed exclusively for this job. A team of 15 worked on this project for 10 months.

Based in Fyshwick, Australian Capitol Territory, Eifer are creative builders who do things that others can’t. Their work is bold in concept, powerful in approach, and forged through seamless collaboration. Eifer is where design gets built.

“The scale of the team and projects have increased but the enjoyment of putting our skills to the test has never changed,” said Jackson. “The quality of our team is our greatest asset as we attract and retain top performers. This results in high performance under pressure and meeting commercial deadlines when it matters. For me, the work

becomes impressive when there’s constraints to overcome.”

Eifer was established in 2015 and considers themselves three parts innovative construction and one part careful execution. Eifer is drawn to challenging concepts that come alive with nuance and tactility. Through commitment, experience and the relentless pursuit of new challenges, their projects aim to elevate the spaces and places within commercial environments.

Striking the fine balance between understanding and creative problem solving, every vision Eifer builds comes to life as something exceptionally inventive and entirely something you won’t find anywhere else. From concept and ideation to prototyping and refining, each project is a true exploration of possibility.

“We are creative builders who do things that others can’t. We use our hands to merge ambitious elements with singular design and make every process an improvement on the last,” said Jackson.

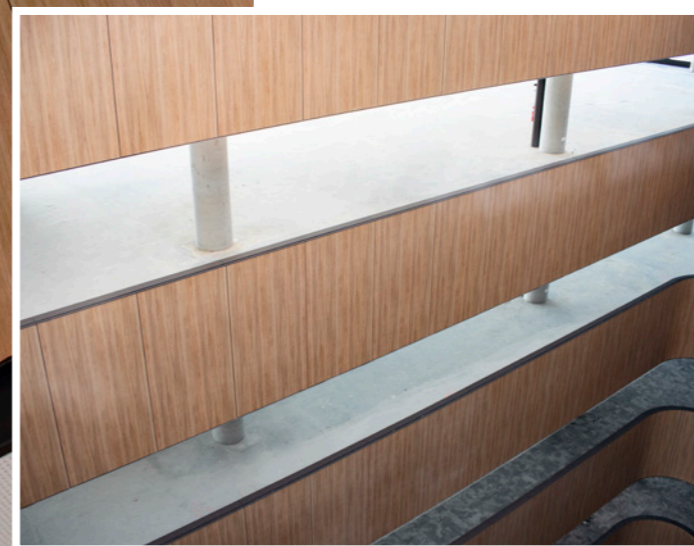
Every fabrication solution interweaves the kind of practical considerations and technical innovation that’s constructed to stand the test of time. Big picture thinking and small detail focus are the cornerstones of Eifer’s developmental research, guided by their first principle methodology and informed by their keen experimentation with materials.

“By exploring new concepts and effectively constructing them, we work meticulously to help you create landmark spaces with timeless appeal,” said Jackson.

Eifer is invested in every element of their projects and takes an integrated approach to their installation. Simplicity, continuity, and ease define their onsite (and offsite) process as their highly skilled network gives tangible shape to ideas and turns excellence into form.

The company has a number of high profile tenders in the pipeline. Recent projects include the rebuild of Mt Selwen Ski Resort in New South Wales which was destroyed in the 2019/2020 bushfires. Eifer is a working Civic Quarter 2 in Canberra, another project collaboration with Construction Control.

For more information contact Eifer, website eifer.com.au, [eifer_projects](https://www.instagram.com/eifer_projects)



WHOLISTIC LIGHTING DESIGN

Phase 4 Electrical & Data were contracted to provide a wide range of electrical and data solutions for 6 Brindabella Circuit, Canberra. This included the overall electrical design and installation, Building Services Network, Distributed Antenna System, CCTV access and security system, solar services and the emergency generator backup system.

“It was certainly a challenge to coordinate all of the components and trades and integrate them into a working system,” said Phase 4 Director, Jeremy Fooks. “But that is also the highlight of this job. Once it’s finished and it all comes together as one, it will be really fantastic and I am pleased we are on track to meet all of the challenges for a successful outcome.”

The company is responsible for the coordination of multiple sub-contractors at work from the rooftop PV System to the emergency backup generator on the ground. Once you add in things like the security system, building data network and Distributed Antenna System it demonstrates just how comprehensive the build is.

“Phase 4 is systematic in their approach to all projects and works on clear timelines and project plans,” said Jeremy. “This ensures a smooth-running job for all involved.”

During this project a new standard for electrical fittings was introduced that required all fittings to be able to withstand earthquakes. Australia sits on the Indo-Australian plate which is being pushed towards the north-east, colliding with the Philippine and Pacific plates and leading to a severe build-up of stress. It is this stress that causes the earthquakes we feel all over the country. According to research by Geoscience Australia, there has been about one earthquake measuring 2.0 or greater every day in Australia for the past decade.

Phase 4 were trained in the correct installation of seismic fittings and applied this new knowledge and technology to the build, ensuring essential services can remain operational in the aftermath of an earthquake or seismic event.

Another feature of 6 Brindabella Circuit is the installation of EV charging stations. The ACT has Australia’s most generous financial incentives for the purchase and

registration of Electric Vehicles and the market is growing which means cheap and affordable EVs will be available on the Australian market in the years to come.

“EV charging stations are fast becoming a must-have product to accommodate drivers as they change over to Electric Vehicles,” said Jeremy. “EVs aren’t going anywhere, they’re going everywhere.”

“Other highlights for BB6 include the location of the 40ft long generator and the installation of the L3 linear feature lighting.”

The L3 concept is designed for the integration of LED indirect lighting in angular and sharp lines, breaking with traditions and conventions and focusing on the interaction between architecture and aesthetics.

Jeremy Fooks and fellow Phase 4 Director Tony Polak worked with each other for another employer for 10 years before they decided to go into business together. They started out with a ute and a van and over the next 20 years the company went from strength to strength. Based in Mitchell in the ACT, they currently have a staff of 25.

“Phase 4 always has a keen eye on the local builders and developers and we look forward to the next project we can get involved in,” said Jeremy.

The company is currently working on the Yarra Rossa Retirement Village and Section 96 Canberra Centre along with BB6.

For more information contact Phase 4 Electrical & Data, PO Box 414, Mitchell ACT 2911, phone 02 6262 3500, email electrical@phase4.com.au



MASTERS OF THE CURVE

Parliament Constructions possess a vast knowledge and experience in Canberra's commercial building industry, making them the perfect choice for the supply and installation of the partitions, ceilings, doors, frames and door hardware. This has been demonstrated once again across both buildings at 6 Brindabella Circuit (BB6).

The unique layout of BB6 called for numerous curves throughout the building. This is not something new for Parliament who have undertaken many intricate and complex projects with curved walls and ceilings in the past. However, the project brief at BB6 included the design input and construction of curved structure which had not been attempted before.

"The biggest challenge in this project was the large, curved gyprock features at the top of the atrium," said Director, Anthony Bailie. "This required custom designed and engineered framing, along with masterful sheeting and plastering works. A lot of hours were taken in slowly bending and curving the gyprock to create this eye-catching centrepiece." Only the experience of Parliament constructions

and their hard-working employees allowed this architectural idea to become reality.

Another challenge to overcome for Parliament Constructions at BB6 was the use of a new perforated Gyprock product from Decor Systems. This required our employees to learn a few new techniques for installation. The time and diligence put into fully understanding the product allowed for a high-quality finish throughout.

Founded by award-winning builders, Anthony Bailie and Michael Wood in 2009, Parliament Constructions is located in Fyshwick ACT. They specialise in partitions, ceilings, fitouts of offices and retail outlets, glazed partitions, doors and door hardware, high security/zone requirements, demolition, lightweight façades and cladding. Their sister company, Performance Windows and Doors is also based in Fyshwick and offers high performance, exceptional quality custom products at the best possible price with outstanding after-sales service.

"Our approach is quality work with outstanding service," "We achieve this with a hands-on management team that is actively involved in every aspect of planning and execution of all our projects" said Anthony. "The diverse skills of our highly expert and enthusiastic team enables us to offer an extensive scope of works in commercial environments."

For more information contact Parliament Constructions, phone 02 6297 4480, website www.parliamentconstructions.com.au



SHARING YOUR VISION

UTJ Interiors is one of Australia's premier manufacturers of custom joinery and detailed veneering, specialising in hotels, universities, schools and commercial facilities.

UTJ Interiors brief on 6 Brindabella Circuit was to provide joinery for the end-of-trip facilities and vanities and overhead mirrors for all the wet areas on every level. The contract included managing subcontractors specialising in lockers and toilet partitions. "Our Site Managers manage our subbies well and they quickly become a seamless part of our team. We make sure everything from WHS compliance to Quality is 100% on point" said Managing Director, Paul Van de Haar.

We have 70 years of experience working with the full range of products available to be specified by architects and designers. Pictured above, the vanity tops are a stone look Corian and lockers are Polytecs Natural Oak Ravine. "Corian is perfect for public bathrooms, scratches just buff right out and Polytecs timber look laminates are incredible these days, very true to natural timber and extremely durable. Both products are a perfect choice in this application".

UTJ Interiors is a third generation, family-owned and run business based in Unanderra, Wollongong. Paul's grandfather Johannes Van de Haar immigrated with his young family from Holland after World War II. Seeing an opportunity in Wollongong to establish his own business, Johannes bought land and worked as a carpenter

while he built his factory. In 1951, UTJ opened its doors and began building joinery for housing commission properties and windows for local schools.

In order to overcome the building supplies shortage (materials were rationed at the time) Johannes opened his own hardware store in the main street of Unanderra. This commitment to hard work and a focus on quality and customer relations has helped UTJ become one of Australia's leading manufacturers of custom joinery and detailed veneering.

Johannes passed the company down to his son Hans, and from Hans to his son Paul. "We are the joinery manufacturer of choice for Australia's largest builders for a reason," said Paul. "Our experience, and professionalism have cemented our place in the industry."

UTJ Interiors current commercial projects in Sydney include; Sandstones Hotel, Polycentre, and the Reserve Bank in Martin Place.

For more information contact UTJ Interiors, 234 Berkeley Road, Unanderra NSW 2526, phone 02 4271 5522, email reception@utjinteriors.com.au, website www.utjinteriors.com.au



ALL THINGS CONCRETE

Belconnen Concrete has been providing quality concrete pumping, placing and finishing services in the Canberra region for over 50 years. In their latest project at 6 Brindabella Circuit, Belconnen were contracted to complete the concrete pump, place and finish.

“We actually started on the Canberra Airport group site with Construction Control some 30 years ago,” said Belconnen Director, Andrew Spinelli. “It was terrific to continue our excellent working relationship on this job.”

Belconnen Concrete has the only hydrostatic water washout system in Canberra and utilised it on this project. This has resulted in considerable savings to the client and developer.

“A highlight of the project was the speed at which the concrete pours and consistency was achieved,” said Andrew. “Especially with the delays we all experienced with COVID lockdowns and considering we were working in and around an operational airport precinct.”

“At the same time we were working on BB6 we were also completing work on a similar sized project at 25 Catalina for Construction Control,” said Andrew. “Which means we were effectively working



on the equivalent of a 30 storey highrise, as well as a number of other projects in the ACT.”

As Canberra’s only operator of seven mobile concrete placing boom pumps, including a 20m, 28m, 34m, 36m, 39m detachable, 42m, 61m, City Pumps, BPL 3,500 HP trailer mounted Schwing mobile concrete pumps, and 39m Separate Placing Tower Booms (five off) and directly employed concrete finishers, Belconnen believe they can provide your company with the necessary skills and support to complete any project safely, efficiently and to the required quality.

For more information contact Belconnen Concrete, PO Box 1002, Fyshwick ACT 2609, phone 02 6280 2700, website www.belconnenconcrete.com.au